

CITY-COUNTY COUNCIL GENERAL ORDINANCE NO. 120, 1993  
Proposal No. 508, 1993

Metropolitan Development Commission  
Docket No. 93-AO-5

A GENERAL ORDINANCE to amend the Code of Indianapolis and Marion County, Appendix D, as amended, the Zoning Ordinance for Marion County, Indiana which Ordinance includes the Comprehensive Zoning Maps of Marion County, Indiana, as amended, and fixing a time when the same shall take effect.

WHEREAS, IC 36-7-4, establishes the Metropolitan Development Commission (MDC) of Marion County, Indiana as the single planning and zoning authority for Marion County, Indiana, and empowers the MDC to approve and recommend to the City-County Council of the City of Indianapolis and of Marion County, Indiana Ordinances for the zoning or districting of all lands within the County for the purposes of securing adequate light, air convenience of access, and safety from fire, flood and other danger; lessening or avoiding congestion in public ways; promoting the public health, safety, comfort, morals, convenience, and general public welfare; securing the conservation of property values; and securing responsible development and growth, now, therefore:

BE IT ORDAINED BY THE CITY-COUNTY COUNCIL OF THE  
CITY OF INDIANAPOLIS AND OF MARION COUNTY, INDIANA:

SECTION 1. The Comprehensive Zoning Maps of Marion County, Indiana, adopted under Metropolitan Development Commission Docket Number 70-AO-4, as amended, pursuant to IC 36-7-4, be further amended to update specifically base map #11 of said maps to include subsequent rezonings (which Comprehensive Zoning Maps, as amended, are attached hereto, incorporated herein by reference and made a part of this Ordinance); and all land within the area noted on the four sections of base map #11 is hereby classified, divided and zoned in accordance with the zoning district classifications as designated upon said Comprehensive Zoning Maps, as amended, thereby updating said Comprehensive Zoning Maps to include various rezonings by individual legal description or map amendments adopted subsequent to Metropolitan Development Commission docket number 87-AO-2.

SECTION 2. The adoption of the Comprehensive Zoning Maps, as amended, shall not supersede, amend or repeal any individually initiated rezoning ordinances approved by the City-County Council subsequent to June 21, 1993, and thereafter legally effective (which rezonings by individual legal description have not been mapped and included upon the Comprehensive Zoning Maps, as amended, but shall be so included upon said Maps in a subsequent map updating amendment hereto).

SECTION 3. The adoption of the Comprehensive Zoning Maps, as amended, shall not supersede, amend or repeal Airspace District Zoning Ordinance (62-AO-2, as amended) and the AIRSPACE DISTRICT MAP adopted as a part thereof, establishing the Airspace District as a secondary zoning district of Marion County, Indiana

SECTION 4. The adoption of the Comprehensive Zoning Maps, as amended, shall not supersede, amend or repeal the Floodway and Floodway District Fringe zoning district boundaries, as adopted under Metropolitan Development Commission docket number 92-AO-7.

SECTION 5. If any provision of this Ordinance shall be held invalid, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

The foregoing was passed by the City-County Council this 11th day of October, 1993 at 8:44 p.m.



# COMPREHENSIVE ZONING DISTRICTS OF MARION COUNTY, INDIANA



CITY OF INDIANAPOLIS  
DEPARTMENT OF METROPOLITAN DEVELOPMENT  
PREPARED BY THE PLANNING DIVISION  
PRINTED SEPTEMBER 1993

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## PRIMARY DISTRICTS

### DWELLING DISTRICTS

D A	Dwelling - Agriculture
D S	Suburban Dwelling District
D 1	Dwelling District One
D 2	Dwelling District Two
D 3	Dwelling District Three
D 4	Dwelling District Four
D 5	Dwelling District Five
D 5II	Dwelling District Five II
D 6	Dwelling District Six
D 6II	Dwelling District Six II
D 7	Dwelling District Seven
D 8	Dwelling District Eight
D 9	Dwelling District Nine
D 10	Dwelling District Ten
D 11	Dwelling District Eleven
D 12	Dwelling District Twelve
DP	Planned Unit Development District

### COMMERCIAL DISTRICTS

CBD 1	Central Business District One
CBD 2	Central Business District Two
CBD 3	Central Business District Three
CBD S	Special Development District
RCM	Regional Center-Market Square Development District
C 1	Office Buffer District
C 2	High Intensity Office-Apartment District
C 3	Neighborhood Commercial District
C 3 C	Corridor Commercial
C 4	Community-Regional Commercial District
C 5	General Commercial District
C 6	Thoroughfare Service District
C 7	High Intensity Commercial District
CID	Commercial-Industrial District
CS	Special Commercial District




### INDUSTRIAL DISTRICTS


I 1 S	Restricted Industrial Suburban District
I 2 S	Light Industrial Suburban District
I 3 S	Medium Industrial Suburban District
I 4 S	Heavy Industrial Suburban District
I 5 S	Heavy Industrial (Outside Storage) Suburban District
I 1 U	Restricted Industrial Urban District
I 2 U	Light Industrial Urban District
I 3 U	Medium Industrial Urban District
I 4 U	Heavy Industrial Urban District
I 5 U	Heavy Industrial (Outside Storage) Urban District

### SPECIAL USE DISTRICTS

SU 1	Church
SU 2	School
SU 3	Golf Course, Golf Driving Range
SU 4	Airport or Landing Field
SU 5	Radio Receiving or Broadcasting Towers and Accessory Buildings
SU 6	Hospital and Sanitarium
SU 7	Charitable and Philanthropic Institution
SU 8	Correctional and Penal Institution
SU 9	Building and Ground Used by any Department of Town, City, Township, County, State, or Federal Government
SU 10	Cemetery
SU 11	Auto Wrecking and Junking
SU 12	Junkyard-Iron, Rag, paper, Storage or Bailing
SU 13	Sanitary Landfill
SU 14	Garbage Feeding and Disposal
SU 15	The Raising or Maintenance of Animals or Livestock for Biological Purposes or for Their Fur or Pelts
SU 16	Amusement park and Swimming Pool Privately Owned and Open to Public Patronage
SU 17	Automobile Race Track, Speedway
SU 18	Light and Power Substation
SU 19	Drive-In Theater
SU 20	Telephone Exchange Office
SU 21	Dog Kennel, Boarding and Breeding
SU 22	Livestock Sales Yard and Auction Yard
SU 23	Permanent Gravel and Sand Processing Plant and Stock Piling
SU 24	Abattoir
SU 25	Asphalt Handling
SU 26	Glue Manufacturing
SU 27	Livestock Killing or Meat Processing
SU 28	Petroleum Refinery and Petroleum Product Storage
SU 29	Reduction Plant
SU 30	Rock Crushing, Grinding or Milling
SU 31	Slaughter House
SU 32	Stock Yard
SU 33	Pharmaceutical Laboratory
SU 34	Club Room, Fraternal Room-Fraternity and Lodge, Ballroom-Public
SU 35	Telecommunication Receiving or Broadcasting Tower and Associated Accessory Building
SU 36	Riding Academy, Commercial Stable
SU 37	Library
SU 38	Community Center
SU 39	Water Tank, Water Pumping Station and Similar Structures not Located on Buildings
SU 40	Dance Studio (For Instruction Only)
SU 41	Sewage Disposal Plant
SU 42	Gas Utility
SU 43	Power Transmission Line
"A"	Airport Special Use District
PK 1	Park District One
PK 2	Park District Two
HD 1	Hospital District One
HD 2	Hospital District Two
HP 1	Historic Preservation District One-Primary
UQ 1	University Quarter District One
UQ 2(B)	University Quarter District Two (Butler University)

## SECONDARY DISTRICTS

(HPS)	Historic Preservation District-Secondary
	Floodway (Includes adjacent water areas shown in darker blue.)
	Flood Plain
	Flood Plain Approximate

(GSB)	Gravel-Sand-Borrow District
	Regional Center
AIRSPACE ZONING	For Detailed information, see Airspace District Zoning Ordinance and Maps, 72-AO-1, as amended.

# BASE MAP 11A

## ZONING

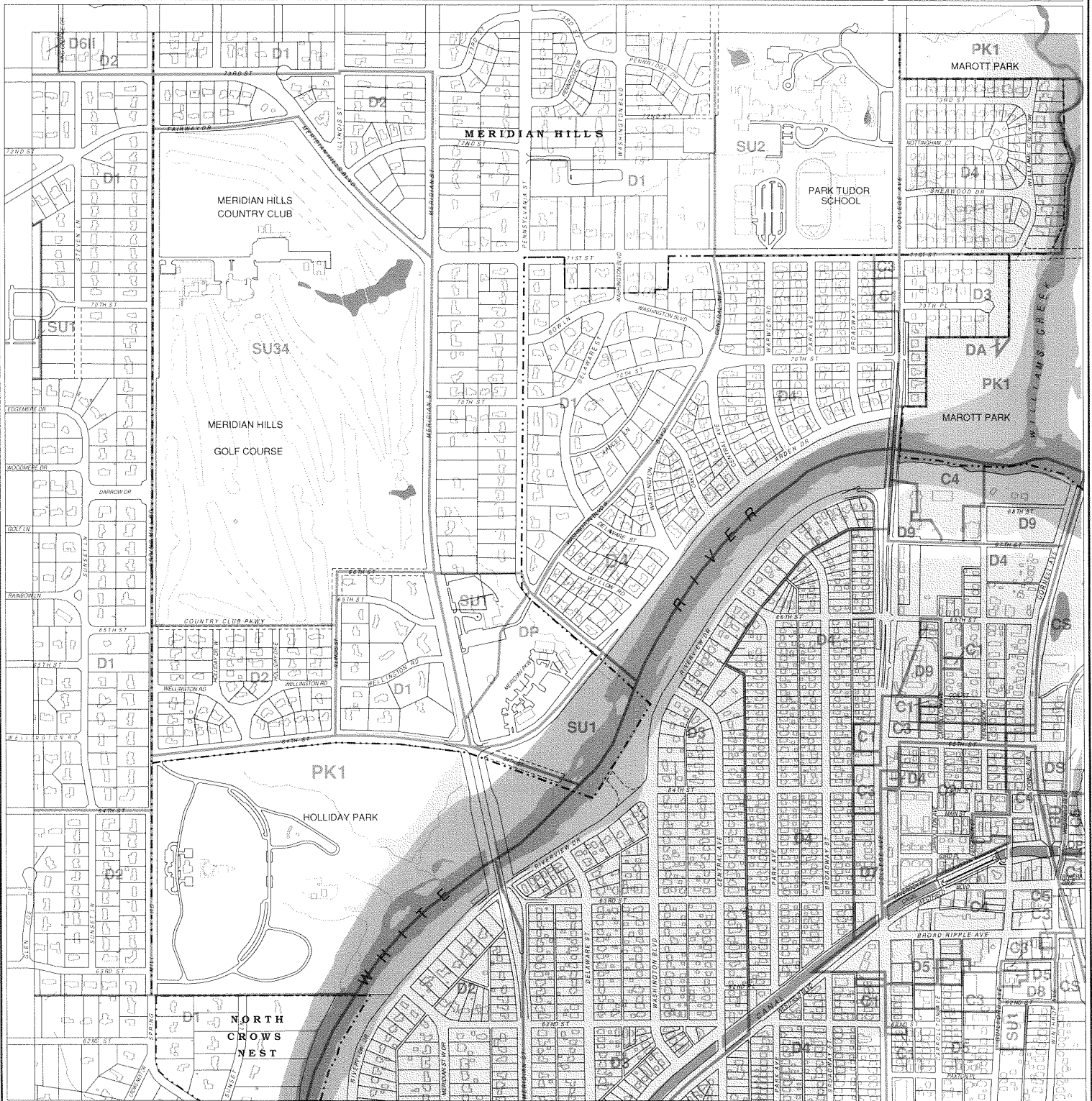
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### INDIANAPOLIS - MARION COUNTY - INDIANA

3	Base Map 4	5
Base Map 10	A B	Base Map 12
	11	
	C D	
17	Base Map 18	19



DATA SOURCE FOR BASE MAP

IMAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA  
INFORMATION SHOWN ON THIS MAP IS NOT WARRANTED FOR ACCURACY OR MERCHANTABILITY.

ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, METROPOLITAN DEVELOPMENT COMMISSION DOCKET OF JUNE 21, 1993.

FLOOD DISTRICT BOUNDARIES  
THE FLOODWAY (FW) AND FLOODWAY FRINGE (FF) OVERLAY DISTRICT BOUNDARIES ARE DELINEATED HERE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT THE OFFICIALLY ADOPTED DISTRICT BOUNDARIES. THE OFFICIAL BOUNDARIES ARE THOSE NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS (FLOOD INSURANCE RATE MAPS (FIRM) AND FLOODWAY MAPS) REVISED JUNE 3, 1988 AND ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION AND CITY-COUNTY COUNCIL (DOCKET NUMBER 93-AD-7).

#### LEGEND:

PROPERTY LINES & R.O.W. LINES

UNIMPROVED DEDICATED R.O.W.

POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS

500 0 500 1000 FEET



# BASE MAP 11B

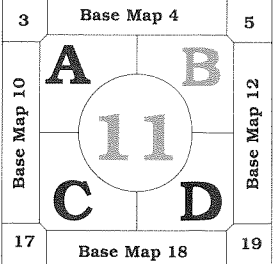
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# BASE MAP 11C

## ZONING

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Base Map 10	<b>A</b> <b>11</b> <b>C</b>	<b>B</b> <b>D</b> Base Map 12
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# BASE MAP 11D

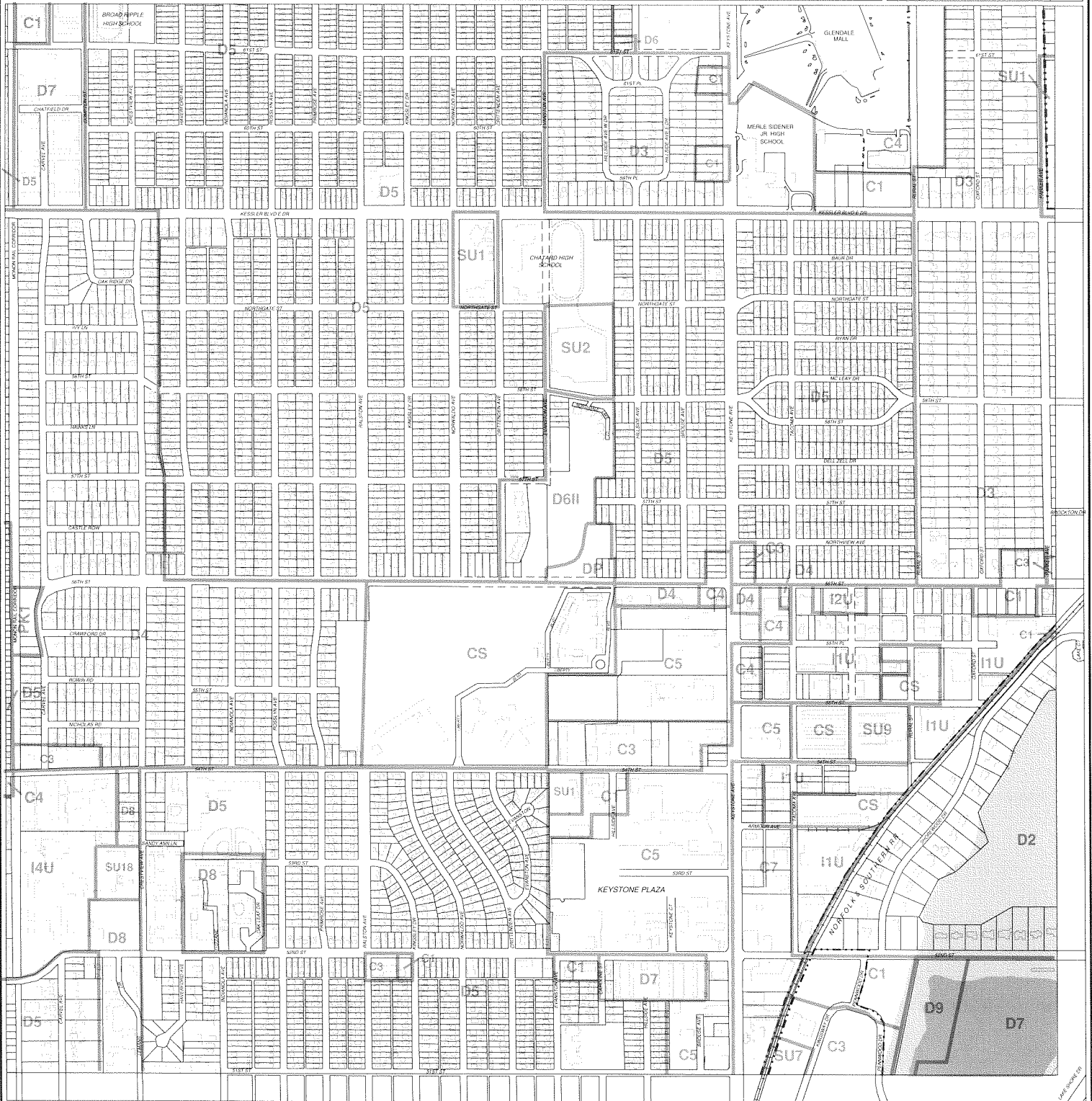
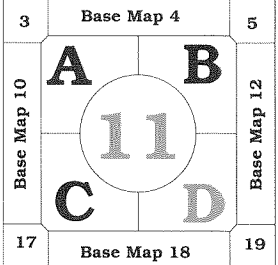
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